



Pentlow Street

London, SW15

Asking Price £1,300,000

An attractive three-bedroom family home offering generous living space, a private rear garden, garage and off-street parking, with a well-balanced layout ideal for modern family living.

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- Three well-proportioned bedrooms
- Generous bay-fronted reception room with open fireplace
- Separate dining room
- Spacious fitted kitchen
- Conservatory with garden access
- Principal bedroom with en-suite
- Family bathroom and downstairs WC
- Private rear garden
- Garage and off-street parking
- Potential to extend into the loft, subject to the necessary planning permissions and consents
- Attractive residential setting
- Convenient for local schools
- Easy access to local shops, cafés and amenities
- Close to the Thames River Walkway and Putney Common
- Convenient for Putney mainline and Putney Bridge Underground stations
- Excellent local bus connections
- River services from Putney Pier providing an alternative way to travel across London



An attractive and well-proportioned three-bedroom family home, offering generous living space, a private garden, garage and off-street parking, together with charming period features.

The ground floor provides an excellent balance of reception and entertaining space, with a welcoming bay-fronted living room featuring an open fireplace, a separate dining room and a spacious fitted kitchen. To the rear, a conservatory provides a lovely connection to the garden and brings plenty of natural light into the home. There is also the convenience of a downstairs WC.

Upstairs are three well-proportioned bedrooms, including a particularly generous principal bedroom with an en-suite shower room, alongside a separate family bathroom. The property also offers potential to extend into the loft, subject to the necessary planning permissions and consents, providing an opportunity for a purchaser looking for additional space.

Outside, the property benefits from a private rear garden, providing an attractive setting for outdoor dining and entertaining. A separate garage and off-street parking space are valuable additional features.

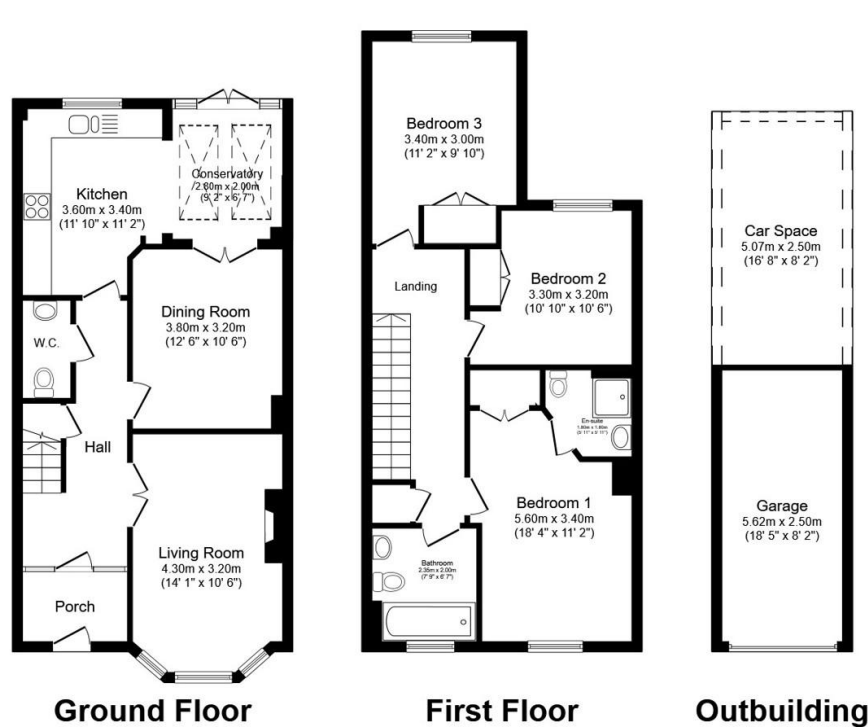
Ideally positioned for local schools, shops and excellent transport connections, the property is also close to the Thames River Walkway and Putney Common. Putney mainline and Putney Bridge Underground stations provide convenient connections into central London, while the area is well served by a number of bus routes. River services from Putney Pier also provide an alternative and enjoyable way to travel across London.

Tenure: Freehold
Local Authority: London Borough of Wandsworth
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total floor area 133.6 sq.m. (1,438 sq.ft.) approx

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